



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, July 9, 2012 **David Gebhard Public Meeting Room: 630 Garden Street** **11:00 A.M.**
BOARD MEMBERS:

DENISE WOOLERY, *Vice-Chair* (Consent Calendar Representative)
BERNI BERNSTEIN
BRIAN MILLER (Consent Calendar Representative) - PRESENT
FRED SWEENEY
LISA JAMES
JAIME PIERCE
JIM ZIMMERMAN (Consent Calendar Representative)

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: MICHAEL JORDAN

STAFF: JAIME LIMÓN, Design Review Supervisor
KATHLEEN ALLEN, Planning Technician - PRESENT
KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCa.gov

PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. For example item "A" listed on the Consent Calendar will be heard first and item "Z" heard last. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced for hearing the item, the item will be moved to the end of the calendar agenda.

The applicant's presence is suggested so that the applicant can answer questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board (SFDB) agenda.

Actions on the Consent Calendar agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent Calendar reviewing member of the SFDB may refer items to the Full Board for review.

Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified, (at the next regular Full Board meeting of the SFDB).

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/sfdb. Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. If you have any questions or wish to review the plans, please contact Kathleen Allen at (805) 564-5470, extension 2685, or by email at kallen@santabarbaraca.gov. Our office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470, ext. 3308. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

NOTICE: On Tuesday, July 3, 2012, the Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/sfdb.

PUBLIC COMMENT: Any member of the public may address the Single Family Design Board Consent Representative for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board.

REVIEW AFTER FINAL

A. 1600 W MOUNTAIN DR

A-1 Zone

Assessor's Parcel Number: 021-050-033
Application Number: MST2008-00518
Owner: Gardner Family Trust
Architect: Bruce Biesmon-Simons
Owner: Ted Gardner
Landscape Architect: Charles McClure

(Revised proposal to construct a new 4,997 square foot three-story single-family residence with an attached 872 square foot carport. The house would be located at the northwest corner of the 18 acre parcel in the Hillside Design District. The existing single-family residence closer to the center of the property was destroyed in the Tea Fire. An existing garage, pool, and art studio remain. Staff Hearing Officer approval of a modification was requested for covered parking to exceed 750 square feet (Resolution 026-09). The proposed total of 5,869 square feet is 41% of the maximum guideline floor to area ratio.)

(Review After Final for proposed alterations to change the battered wall in front of the book house to an engineered block wall.)

Postponed one week.

REVIEW AFTER FINAL

B. 1478 LOU DILLON LN

A-2 Zone

Assessor's Parcel Number: 015-202-042
Application Number: MST2007-00644
Owner: Arturo Gonzalez
Architect: AB Design Studio

(Proposal to construct a two-story 4,556 square foot single-family residence on a 1.7 acre vacant lot in the Hillside Design District. The proposal includes a partially below grade two-car garage and a 246 square foot basement. Also proposed are 1,597 square feet of uncovered patio area and 416 square feet of covered patio area and 420 total cubic yards of cut and fill grading. The proposed total square footage is 83% of the maximum guideline FAR.)

(Review After Final for proposed minor design alterations, including chimney materials, addition of four new windows, reduced building height at the garage, revised garage doors, and relocation of pool security fencing.)

Postponed indefinitely at the applicant's request.

REFERRED BY FULL BOARD**C. 309 W FIGUEROA ST****R-4 Zone**

Assessor's Parcel Number: 039-262-012
Application Number: MST2012-00204
Owner: James M. Heaton
Architect: Keith Riveria

(Proposal for a new 286 square foot roof deck above the existing garage, to include new guardrails, new exterior lighting fixtures, and addition of a new upper level window on the south façade of an existing 1,798 square foot two level single-family residence, including an existing attached 281 square foot garage, and 449 square foot cellar, located on a 4,000 square foot lot.)

(Final Approval is requested. The project received Project Design Approval at the last review on June 4, 2012.)

Final Approval as submitted.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, July 16, 2012.

REFERRED BY FULL BOARD**D. 2015 GILLESPIE ST****R-1 Zone**

Assessor's Parcel Number: 043-073-008
Application Number: MST2011-00191
Owner: Lisejayne Kjar
Agent: Mark Morando

(This is a revised project description. Proposal for a new 8-foot tall driveway gate in the front yard, located on a 5,000 square foot parcel developed with an existing one-story, single-family residence. The project includes Staff Hearing Officer approval of a zoning modification (Resolution No. 047-11). The proposal will address violations outlined in ENF2010-00220.)

(Project requires compliance with Staff Hearing Officer Resolution No. 047-11. Project was last reviewed on June 6, 2011.)

Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, July 16, 2012.

CONTINUED ITEM**E. 734 ARBOLADO RD****E-1 Zone**

Assessor's Parcel Number: 019-232-003
Application Number: MST2012-00247
Owner: Michael E. Erickson
Designer: Amy Von Protz, Designer

(Proposal for a new 8-foot high, 80 lineal foot stucco site wall and the removal and replacement an existing exterior 81 square foot stairway located on a 22,880 square foot lot in the Hillside Design District developed with an existing two level single-family residence with a detached two-car garage and accessory structure.)

(Project Design and Final Approval is requested. Project was last reviewed on July 2, 2012.)

Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, and the Hillside Design District Findings have been met as stated in subsection 22.69.050.B of the City of Santa Barbara Municipal Code, with the condition that the applicant provide a letter from the neighbor with the two cypress trees located near the proposed wall, approving the removal or potential loss of the two cypress trees.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, July 16, 2012.

NEW ITEM**F. 335 OLIVER RD****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-305-022
Application Number: MST2012-00232
Owner: Douglas and Julie Burdette
Agent: Mark Morando

(Proposal to legalize the unpermitted demolition of a detached two-car garage and request an exception to allow two uncovered parking spaces totaling 360 square feet. Also proposed is the demolition and reconstruction of a 141 square foot porch, removal and replacement of two sheds totaling 130 square feet, construction of new site fencing and exterior alterations. No new floor area is proposed. Current development on site consists of two single-family residences and a one-car garage totaling 2,019 square feet on a 12,500 square foot lot located in the Non-Appealable jurisdiction of the Coastal Zone. The floor-to-lot area ratio (FAR) is 49.7% of the maximum guideline FAR. This project will address violations listed in ZIR2012-00154.)

(Action may be taken if sufficient information is provided.)

Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

An email of support from Elizabeth Shima was submitted and her concerns regarding illegal dwellings in this low density neighborhood was acknowledged by the Board.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, July 16, 2012.

NEW ITEM**G. 129 CALLE BELLO A-2 Zone**

Assessor's Parcel Number: 015-340-005
Application Number: MST2012-00253
Owner: Klaus-Pete and Doreen Hirth
Applicant: Macaluso Pools Inc.

(Proposal to construct a new in-ground pool and spa located on a 1.72 acre parcel in the Hillside Design District currently developed with an existing single-family residence and attached garage.)

(Action may be taken if sufficient information is provided.)

Continued one week with comments to provide hardscape information and delineate the hardscape location around the pool.

NEW ITEM**H. 1207 MIRAMONTE DR E-1/PUD Zone**

Assessor's Parcel Number: 035-021-025
Application Number: MST2012-00261
Owner: Albert P. and Lillian Pizano
Contractor: Richard Visueta

(Proposal to replace the existing shake roof and replace with a new S-tile roof for an existing two-story single-family residence located in the Hillside Design District.)

(Action may be taken if sufficient information is provided.)

Continued indefinitely with comment to provide a letter from a licensed structural engineer stating that the existing residence cannot structurally support the weight of a two-piece, clay tile roof.

Items on Consent Calendar were reviewed by **Brian Miller**.